



**Carlos Jackson**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

September 20, 2005

Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**AMEND LOAN AGREEMENT WITH S.M.E. ASSOCIATES LTD., FOR SENIOR  
APARTMENTS IN THE CITY OF SIERRA MADRE (5)  
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Acting as a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), certify that the Community Development Commission has considered the attached Initial Study/Negative Declaration (IS/ND) for Sierra Madre Seniors Apartments Project, prepared by the City of Sierra Madre as lead agency, and find that this project will not have a significant effect on the environment.
2. Find that the attached environmental documents reflect the independent judgment of the Commission and authorize the Executive Director to take any and all actions necessary to complete implementation of the above environmental review actions.
3. Approve Amendment No. 1 to the Loan Agreement, presented in substantially final form, between the Commission and S.M.E. Associates, Ltd. (the Developer), to increase the original loan amount by an amount up to \$399,000, from \$928,444 to a maximum of \$1,327,444 in HOME Investment Partnerships (HOME) Program funds, for increased construction costs and permanent financing of the Sierra Madre Seniors Apartments Project, 46 units of affordable senior rental housing, located at 70, 78, 84 and 86 Esperanza Avenue, in the City of

Sierra Madre; and authorize the Executive Director to incorporate the funds into the approved Fiscal Year 2005–2006 budget.

4. Authorize the Executive Director to execute Amendment No. 1 to the Loan Agreement and all related documents, for the purposes described above, to be effective following approval as to form by County Counsel and execution by all parties.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to approve Amendment No. 1 to the Loan Agreement between the Commission and the Developer, which will provide additional funding to cover increased construction costs, and for permanent financing of the Sierra Madre Seniors Apartments Project.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. Under the original Loan Agreement, \$928,444 in HOME funds were provided for predevelopment, construction and permanent financing of the Sierra Madre Seniors Housing project as a 35-year, three percent simple interest loan, evidenced by a Promissory Note and secured by a subordinated Deed of Trust. This loan is to be repaid from residual rental receipts generated by operation of the property. The current action will increase this loan by an amount up to \$399,000, from \$928,444 to a maximum of \$1,327,444 in HOME funds, converting to permanent financing at completion of construction.

Since the start of the project in 2003, the total development cost has increased by \$1,734,484, from \$8,490,978 to \$10,382,462, due to increased relocation and construction costs during the pre-development phase. In addition, the general contracting company chosen for the project lost its bonding capacity due to a Chapter 11 bankruptcy filing, and was forced to withdraw from the project. The developer was, therefore, forced to re-bid the project, adding additional time and expense. In addition to the proposed increase to the loan amount, the funding gap is being bridged by an increase in the tax-exempt bond authority, along with increased tax credit equity. The City of Sierra Madre has also provided additional funds.

A Financial Analysis is provided as Attachment A.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

On August 14, 2001, your Board authorized a HOME Loan Agreement between the Commission and the Developer for construction of the Sierra Madre Seniors Apartments Project, a 46-unit apartment building with committed affordable housing for seniors.

During the pre-development phase of the project, Commission staff oversaw the relocation of tenants occupying four single-family houses on the site. This relocation and the subsequent demolition phase were successfully completed. Relocation and construction cost increases during this phase led the Developer to seek additional tax-exempt bond authority as well as a loan from City of Industry Redevelopment Housing Set-Aside Funds in the amount of \$432,519.

The final phases of pre-development occurred in the spring of this year, as the Developer finalized all construction and permanent financing. Prior to finalizing the construction contract, the general contractor filed for Chapter 11 bankruptcy and lost the ability to obtain the requisite performance bonds needed for this project. Therefore, the Developer was forced to re-bid the project and subsequently ended up with much higher construction costs than originally projected, as new contractors increased prices to keep pace with rising construction material costs.

Once construction has been completed, excluding a manager's unit, 34 units will be reserved for seniors earning not more than 60 percent of the area median income (AMI) for the Los Angeles/Long Beach Metropolitan Statistical Area, as defined by the U.S. Department of Housing and Urban Development. Eleven of the units will be designated as HOME Units and will be affordable to seniors earning not more than 50 percent of the AMI.

Amendment No. 1 to the Loan Agreement will be effective following approval as to form by County Counsel and execution by all parties.

#### **ENVIRONMENTAL DOCUMENTATION:**

As a Responsible Agency, and in accordance with the requirements of the CEQA Guidelines Article 7, Section 15096, the Commission reviewed the IS/ND, adopted by the City of Sierra Madre on July 22, 2002, and determined that this project will not have a significant impact on the environment. The Commission's consideration of the IS/ND, and filing of a Notice of Determination, will satisfy CEQA requirements.

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Commission on August 17, 2001. Following the required public and agency comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project on September 2, 2001.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

**IMPACT ON CURRENT PROJECT:**

Amendment No. 1 to the Loan Agreement will increase the loan by an amount necessary to provide additional construction funding for the project, which will increase the supply of affordable senior housing in the County.

Respectfully submitted,

*for Bobbette A. Glover*  
CARLOS JACKSON  
Executive Director

Attachments: 3

## ATTACHMENT A

### HOUSING FINANCIAL ANALYSIS

The project consists of 46 senior rental units, located at 70,78,84 and 86 Esperanza Ave in the City of Sierra Madre. Excluding a manager's unit, each unit will be reserved for seniors earning not more than 60 percent of area median income, as determined by the U.S. Department of Housing and Urban Development (HUD), and with rents as established by the California Debt Limit Advisory Committee (CDLAC). Eleven (11) of the units will be designated as HOME Units and will be affordable to seniors earning not more than 50% of the area median income.

<b>Construction Phase</b>	<b>Current Financing</b>		<b>Amendment</b>	
<b>Uses</b>	<b>Total</b>	<b>Per Unit</b>	<b>Total</b>	<b>Per Unit</b>
<b>Total Development Cost</b>	<b>\$8,038,459</b>	<b>174,750</b>	<b>\$10,264,675</b>	<b>\$223,145</b>
Sources				
Tax Credits	\$1,500,000	\$32,609	\$2,500,000	\$54,348
Sierra Madre Land	\$1,450,000	\$31,522	\$1,450,000	\$31,522
City of Sierra Madre	\$0	\$0	\$208,000	\$4,522
HOME Funds	\$928,444	\$20,184	\$1,327,444	\$28,857
East West Bank	\$3,260,000	\$70,870	\$3,700,000	\$80,435
Developer Loan	\$150,015	\$3,261	\$179,231	\$3,896
Deferred Developer Fee	<u>\$750,000</u>	<u>\$16,304</u>	<u>\$900,000</u>	<u>\$19,565</u>
<b>TOTAL</b>	<b>\$8,038,459</b>	<b>\$174,750</b>	<b>\$10,264,675</b>	<b>\$223,145</b>

#### **Permanent Phase**

<b>Uses</b>	<b>Total</b>	<b>Per Unit</b>	<b>Total</b>	<b>Per Unit</b>
<b>Total Development Cost</b>	<b>\$8,490,978</b>	<b>\$184,587</b>	<b>\$10,382,462</b>	<b>\$225,706</b>
Sources				
Tax Credits	\$2,460,000	\$53,478	\$3,701,196	\$80,461
Sierra Madre Land	\$1,450,000	\$31,522	\$1,450,000	\$31,522
City of Sierra Madre	\$0	\$0	\$208,000	\$4,522
HOME Funds	\$928,444	\$20,184	\$1,327,444	\$28,857
Commission Industry Funds	\$432,519	\$9,403	\$432,519	\$9,403
Tax Exempt Bonds	\$2,320,000	\$50,435	\$2,280,000	\$49,565
Developer Loan	\$150,015	\$3,261	\$83,303	\$1,811
Deferred Developer Fee	<u>\$750,000</u>	<u>\$16,304</u>	<u>\$900,000</u>	<u>\$19,565</u>
<b>TOTAL</b>	<b>\$8,490,978</b>	<b>\$184,587</b>	<b>\$10,382,462</b>	<b>\$225,706</b>

## **ATTACHMENT B**

### **COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES**

#### **AMENDMENT NO. 1 TO THE HOME LOAN AGREEMENT**

THIS AMENDMENT NO. 1 ("Amendment") to the HOME Loan Agreement ("Original Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the Community Development Commission of the County of Los Angeles, hereinafter called the "Commission", and S.M.E. Associates, Ltd., a California Limited Partnership, hereinafter called the "Borrower".

#### **WITNESSETH THAT:**

WHEREAS, the Commission and the Borrower previously entered into the Original Agreement on December 30, 2002 for the development of 46 units of senior housing located in the City of Sierra Madre, County of Los Angeles, and

WHEREAS, the Original Agreement allowed the Borrower to borrow a principal amount of up to Nine Hundred Twenty Eight Thousand Four Hundred Forty Four Dollars (\$928,444), and

WHEREAS, subsequent to the date of execution of the Original Agreement, Borrower requested additional HOME funds from the Commission in the amount of Three Hundred Ninety Nine Thousand Dollars (\$399,000) due to increased direct construction related costs, and

WHEREAS, in order to provide the additional loan, it now becomes necessary to amend said Original Agreement and both parties are desirous of such Amendment.

NOW, THEREFORE, in consideration of the mutual undertakings herein, the parties agree that said Original Agreement be amended as follows:

1. Under Transaction Summary (page 1), HOME Loan Amount shall be amended to be \$1,327,444.
2. Under RECITALS, section A (page 2) , "WHEREAS, Borrower desires to borrow the principal amount of up to Nine Hundred Twenty-Eight Thousand Four Hundred Forty-Four Dollars (\$928,444)" shall be amended to read:

"WHEREAS, Borrower desires to borrow the principal amount of up to One Million Three Hundred Twenty Seven Thousand Four Hundred and Forty Four Dollars (\$1,327,444)."

3. All other terms and conditions of the Original Agreement shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the Commission and the Borrower, through their duly authorized officers, have executed this Amendment as of the date first above written.

COMMUNITY DEVELOPMENT  
COMMISSION OF THE COUNTY OF  
LOS ANGELES

By \_\_\_\_\_  
Carlos Jackson, Executive Director

APPROVED AS TO FORM:  
RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

BORROWER:

S.M.E. Associates, Ltd. , A California  
limited partnership

By: Accessible Housing Corporation, a  
California nonprofit public benefit  
corporation, General Partner

By \_\_\_\_\_  
Gary Braverman, President

APPROVED AS TO PROGRAM:

By \_\_\_\_\_  
Taufiq K. "Syed" Rushdy, Director  
Housing Development and Preservation  
Division

## **ATTACHMENT C**

### **ENVIRONMENTAL DOCUMENTATION**





**NEGATIVE DECLARATION**

**SIERRA MADRE SENIOR  
HOUSING SPECIFIC PLAN**

May 30, 2002

City of Sierra Madre  
232 W. Sierra Madre Boulevard  
Sierra Madre, CA 91024

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**City of Sierra Madre**

**DRAFT NEGATIVE DECLARATION**

**SIERRA MADRE SENIOR HOUSING SPECIFIC PLAN**

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- Project:** Sierra Madre Senior Housing Specific Plan
- Location:** 70, 78, 84, 86, 94 and 100 Esperanza Avenue, City of Sierra Madre, County of Los Angeles, California
- Project Proponent:** City of Sierra Madre
- Project Description:** The proposed Sierra Madre Senior Housing Specific Plan (the "Specific Plan") site encompasses 1.4 acres of land located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue in the City of Sierra Madre.
- This Specific Plan shall permit the use of the site for 46 affordable senior housing units and six units of multiple-family rental housing. The senior housing component encompasses 1.05 acres and will include a 46-parking space subterranean garage, lounge area, mezzanine, administrative office, library, garden and courtyard. The six-unit multiple-family housing development encompasses 0.35 acres and will include 14 parking spaces and a 20-foot wide easement that will be use as a driveway and emergency access route to the rear of the Specific Plan site.
- Existing Condition:** The Specific Plan site is designated in the City's General Plan for Residential Medium/High Density with corresponding zoning of R-3. The Specific Plan site currently includes six single-family units. The properties adjacent to the project site include both single-family units and apartment complexes. The Sierra Madre City Hall is located less than one-quarter miles northwest of the project site and the commercial corridor along Sierra Madre Boulevard is located approximately 500 feet to the north of the site.
- Summary of Impacts:** Attached is the Initial Study prepared for the Sierra Madre Senior Housing Specific Plan. According to the Initial Study, implementation of the proposed Specific Plan could not have a significant effect on the environment and no mitigation measures have been identified. Therefore, a Negative Declaration is prepared. Please review the Initial Study for more detail information.

**Availability of Document:**

Complete copies of the Draft Negative Declaration and Initial Study are on file at the Sierra Madre City Hall, 232 West Sierra Madre Boulevard, Sierra Madre, California 91024. Please contact the Development Services Department of the City of Sierra Madre if you wish to view these documents at (626) 355-7135.

**Findings:**

In accordance with the City of Sierra Madre policies regarding implementation of the California Environmental Quality Act, the Lead Agency has conducted the Initial Study attached hereto and incorporated herein by reference to determine whether the proposed project may have a significant adverse effect on the environment.

On the basis of the Initial Study, the City of Sierra Madre hereby finds:

- ☒ The proposed project would not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report.
- ☐ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the mitigation measure described in the attached Initial Study have been added to the project and will reduce any such effects to a level of insignificance. An Environmental Impact Report is therefore not required.

**Notice:**

This document is an information document about environmental effects and is provided for public review. The decision-making body will review this document before considering the proposed project.

This Draft Negative Declaration may become final unless written comments or an appeal is received by the office listed above by 5:00 p.m. on June 20, 2002. If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Kurt E. Christiansen  
Signature

May 30, 2002  
Date

Kurt E. Christiansen  
Printed Name

Director of Development Services  
Title

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***City of Sierra Madre***

**ENVIRONMENTAL INITIAL STUDY/CHECKLIST**

**Sierra Madre Senior Housing Specific Plan**

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**1.0 ENVIRONMENTAL CHECKLIST**

**A. Project Title:**

Sierra Madre Senior Housing Specific Plan

**B. Lead Agency Name and Address:**

City of Sierra Madre  
232 W. Sierra Madre Boulevard  
Sierra Madre, CA 91024

**C. Contact Person and Phone Number:**

Kurt Christiansen  
Development Services Director  
626-355-7135

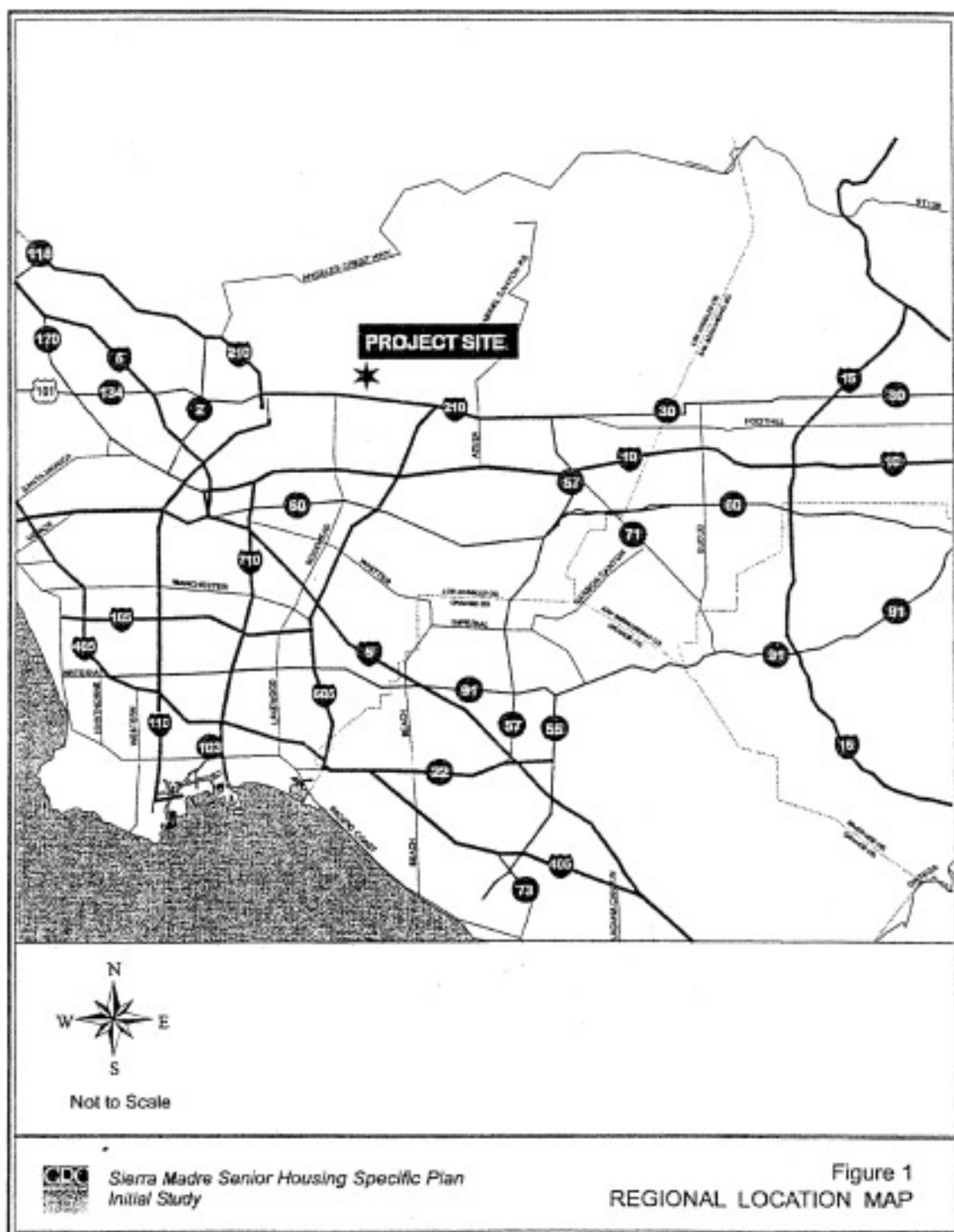
**D. Project Location:**

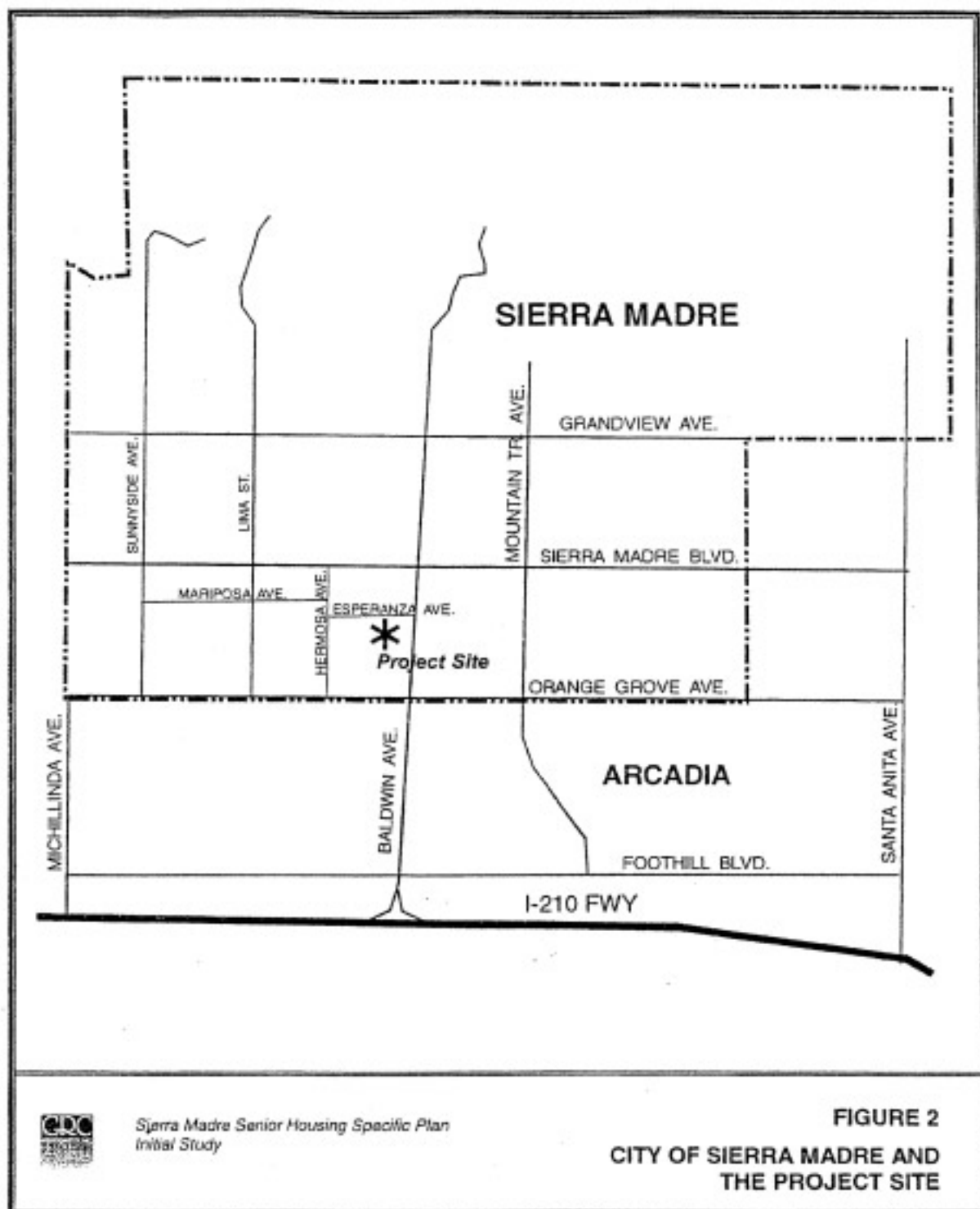
The project site is in the City of Sierra Madre which is located along the foothills of the San Gabriel Mountains in Los Angeles County. The City is located approximately 15 miles northeast of downtown Los Angeles. Regional access to the City is by the Foothill (I-210) Freeway. Figure 1 presents the project site from a regional perspective.

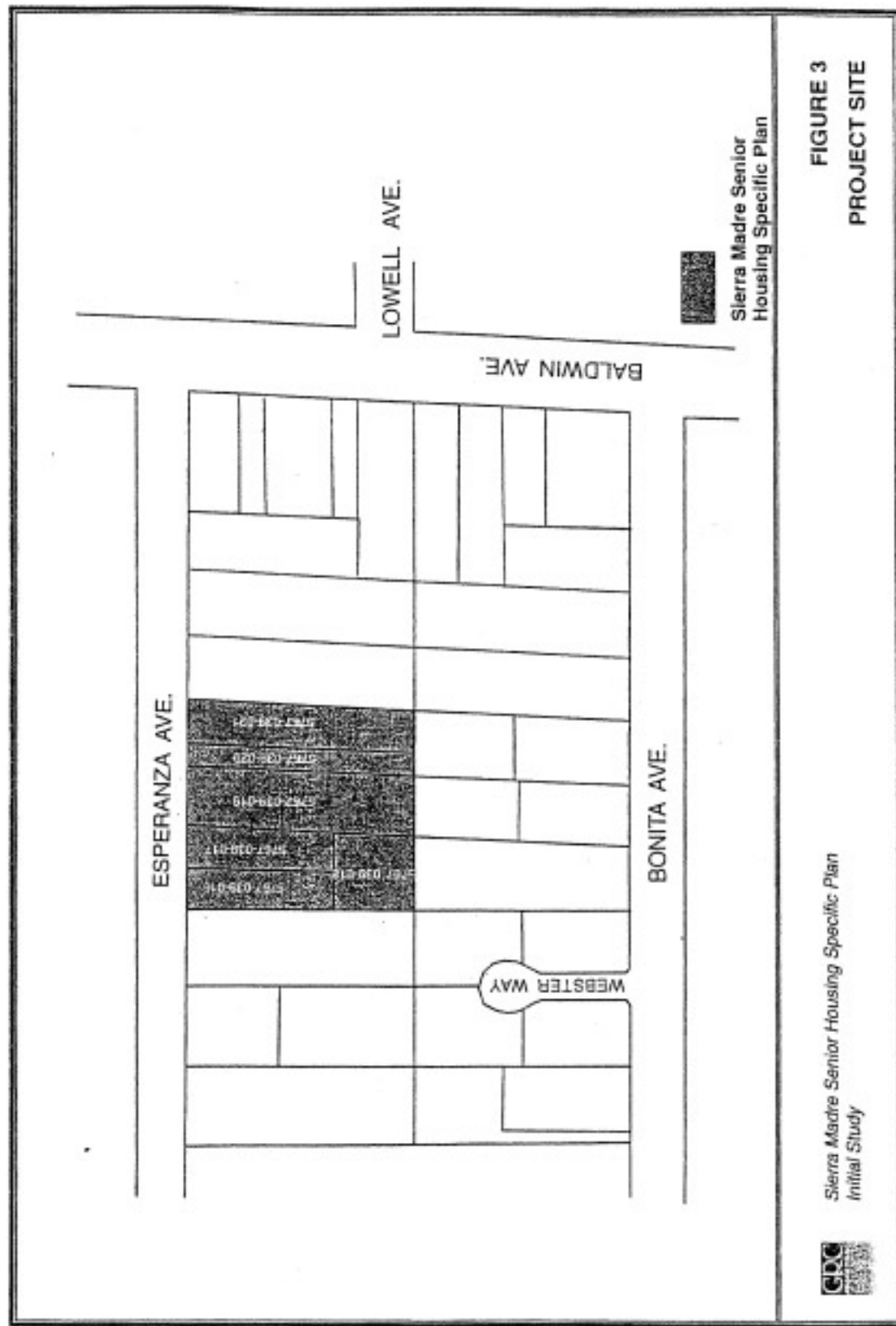
The 1.4-acre project site includes six parcels of land (APNs 5767-039-016, 5767-039-017, 5767-039-018, 5767-039-019, 5767-039-020, 5767-039-021) located on Esperanza Avenue between Hermosa Avenue and Baldwin Avenue. The current addresses of the six project properties are 70, 78, 84, 86, 94 and 100 Esperanza Avenue. Figure 2 shows the location of the project site within the City of Sierra Madre and Figure 3 shows the project site parcels.

**E. Project Sponsor's Name and Address:**

City of Sierra Madre  
232 W. Sierra Madre Boulevard  
Sierra Madre, CA 91024







**F. General Plan Designation:**

Medium/High Density Residential

**G. Zoning:**

Multiple Family Residential Zone (R-3)

**H. Description of Project:**

The proposed project entails the adoption of the Sierra Madre Senior Housing Specific Plan which will allow the development of a 46-unit senior citizen housing project and a six-unit multiple-family housing development in the City of Sierra Madre. The project site, which encompasses 1.4 acres of land, is located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue.

The project, when implemented, will provide needed affordable senior citizen housing and market-rate housing in the area. The project will include standards and guidelines that will allow the development a three-story senior housing complex that includes a maximum of 43 one-bedroom units and 3 two-bedroom units, lounge, mezzanine, administrative office, a garden and courtyard, and 46 parking spaces in its subterranean garage. The one-bedroom units shall have a minimum floor area of 500 square feet and the two-bedroom units shall have a minimum of 750 square feet. Access to the Senior Housing component of the proposed project site shall include two entrances on Esperanza Avenue with one entrance having access to the subterranean parking garage.

The second component of the Specific Plan includes the development of six multiple-family units and 14 parking spaces. Each unit will be two stories with two to three bedrooms. In addition, a 20-foot wide easement will be located along the western edge of the property which will allow emergency access from Esperanza Avenue to the rear of the Specific Plan site.

Project implementation will necessitate the demolition of the six existing single-family residential units that occupy the site. The site plans included as Exhibit A illustrates the site design of the project's four-level senior housing (subterranean garage and three stories above ground level) and the multiple-family development. The maximum building coverage shall be 55 percent of the site and the landscaped area shall comprise a minimum of 15 percent of the total project site.

**I. Surrounding Land Uses and Setting:**

The project site is designated in the City's General Plan for Medium/High Density Residential with corresponding zoning of R-3. The project site currently includes six single-family units. The properties adjacent to the project site include both single-family units and apartment complexes. The Sierra Madre City Hall is located less than one-quarter miles northwest of the project site and the commercial corridor along Sierra Madre Boulevard is located approximately 500 feet to the north of the site.



**J. Other Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement):**

City of Sierra Madre and the Sierra Madre Redevelopment Agency

**K. References**

Preliminary determinations on environmental issues have been evaluated based on the references listed below. As appropriate, each response to an environmental issue references a relevant source. Copies of each key source identified below are available to the public for review at the City Planning Department counter.

1. City of Sierra Madre General Plan, 1996 (Available at City)
2. Sierra Madre General Plan Environmental Impact Report, 1996 (Available at the City)
3. Sierra Madre Senior Housing Site Plans (EXHIBIT A)
4. Report of Geotechnical Investigation, R.T. Frankian & Associates, 2001 (EXHIBIT B)
5. Phase I Environmental Site Assessment, Earth Tech, 2001 (EXHIBIT C)
6. Traffic Study and Parking Analysis, Rafiq & Associates, 2002 (EXHIBIT D)
7. Arborist Report, Jim Borer, 2001 (EXHIBIT E)

**Environmental Factors Potentially Affected**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Population and Housing             | <input type="checkbox"/> Geologic Problems            |
| <input type="checkbox"/> Water                 | <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Transportation/Circulation   |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Energy and Mineral Resources       | <input type="checkbox"/> Hazards                      |
| <input type="checkbox"/> Noise                 | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Utilities and Service System |
| <input type="checkbox"/> Aesthetics            | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Recreation                   |
|  | <input type="checkbox"/> Mandatory Findings of Significance |   |

## Determination

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects a) have been analyzed adequately in an earlier MITIGATED NEGATIVE DECLARATION pursuant to applicable standards and b) have been avoided or mitigated pursuant to that earlier MITIGATED NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Kurt E Christiansen

Signature

May 30, 2002

Date

Kurt E Christiansen

Printed Name

Director of Development Services  
For City of Sierra Madre

Issues and Supporting Information Sources

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>I. LAND USE AND PLANNING.</b> <i>Would the proposal:</i>				
a. Conflict with any applicable land use plan, policy or regulation of the City including the general plan, specific plan or zoning code, adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	✓	_____
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	_____	_____	_____	✓
c. Be incompatible with existing land use in the vicinity?	_____	_____	✓	_____
d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	_____	_____	_____	✓
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	_____	_____	✓	_____
<b>II. POPULATION AND HOUSING.</b> <i>Would the proposal:</i>				
a. Cumulatively exceed official regional or local population projections?	_____	_____	✓	_____
b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	_____	_____	_____	✓
c. Displace existing housing, especially affordable housing?	_____	_____	✓	_____
<b>III. GEOLOGIC PROBLEMS.</b> <i>Would the proposal result in or expose people to potential impacts involving:</i>				
a. Fault rupture?	_____	_____	✓	_____
b. Seismic ground shaking?	_____	_____	✓	_____
c. Seismic ground failure, including liquefaction?	_____	_____	✓	_____
d. Seiche, tsunami, or volcanic hazard?	_____	_____	_____	✓
e. Landslides or mudflows?	_____	_____	✓	_____
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	_____	_____	✓	_____

<u>Issues and Supporting Information Sources</u>	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
g. Subsidence of the land?	_____	_____	✓	_____
h. Expansive soils?	_____	_____	_____	✓
i. Unique geologic or physical features?	_____	_____	_____	✓
<b>IV. WATER.</b> <i>Would the proposal result in:</i>				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	✓	_____
b. Exposure of people or property to water related hazards such as flooding?	_____	_____	✓	_____
c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	_____	_____	✓	_____
d. Changes in the amount of surface water in any water body?	_____	_____	✓	_____
e. Changes in currents, or the course or direction of water movements?	_____	_____	_____	✓
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater?	_____	_____	✓	_____
g. Altered direction or rate of flow of groundwater?	_____	_____	_____	✓
h. Impacts to groundwater quality?	_____	_____	✓	_____
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	_____	_____	✓	_____
<b>V. AIR QUALITY.</b> <i>Would the proposal:</i>				
a. Violate any air quality standard or contribute to an existing or projected air quality violation?	_____	_____	✓	_____
b. Expose sensitive receptors to pollutants?	_____	_____	✓	_____
c. Alter air movement, moisture, or temperature, or cause any change in climate?	_____	_____	_____	✓
d. Create objectionable odors?	_____	_____	✓	_____

<u>Issues and Supporting Information Sources</u>	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>VI. TRANSPORTATION/CIRCULATION.</b> <i>Would the proposal result in:</i>				
a. Increased vehicle trips or traffic congestion?	_____	_____	✓	_____
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	_____	_____	✓
c. Inadequate emergency access or access to nearby uses?	_____	_____	✓	_____
d. Insufficient parking capacity on-site or off-site?	_____	_____	✓	_____
e. Hazards or barriers for pedestrians or bicyclist?	_____	_____	✓	_____
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	_____	_____	_____	✓
g. Rail, waterborne or air traffic impacts?	_____	_____	_____	✓
<b>VII. BIOLOGICAL RESOURCES.</b> <i>Would the proposal result in impacts to:</i>				
a. Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	_____	_____	✓	_____
b. Locally designated species (e.g., heritage trees)?	_____	_____	✓	_____
c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	_____	_____	✓	_____
d. Wetland habitat (e.g., marsh, riparian, and vernal pool)?	_____	_____	_____	✓
e. Wildlife dispersal or migration corridors?	_____	_____	_____	✓
<b>VIII. ENERGY AND MINERAL RESOURCES.</b> <i>Would the proposal:</i>				
a. Conflict with adopted energy conservation plans?	_____	_____	_____	✓
b. Use non-renewable resources in a wasteful and inefficient manner?	_____	_____	✓	_____
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents to the State.	_____	_____	_____	✓

<u>Issues and Supporting Information Sources</u>	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>IX. HAZARDS.</b> <i>Would the proposal involve:</i>				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)?	_____	_____	✓	_____
b. Possible interference with an emergency response plan or emergency evacuation Plan?	_____	_____	_____	✓
c. The creation of any health hazard or potential health hazards?	_____	_____	_____	✓
d. Exposure of people to existing sources of potential health hazards?	_____	_____	_____	✓
e. Increased fire hazard in areas with flammable brush, grass, or trees?	_____	_____	_____	✓
<b>X. NOISE.</b> <i>Would the proposal result in:</i>				
a. Increase in existing noise levels?	_____	_____	✓	_____
b. Exposure of people to severe noise levels?	_____	_____	✓	_____
<b>XI. PUBLIC SERVICES.</b> <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a. Fire protection?	_____	_____	✓	_____
b. Police protection?	_____	_____	✓	_____
c. Schools?	_____	_____	✓	_____
d. Maintenance of public facilities, including roads?	_____	_____	✓	_____
e. Other governmental services?	_____	_____	✓	_____

Issues and Supporting Information Sources

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>XII. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the proposal result in a need for new systems or supplies or substantial alterations to the following utilities?</i>				
a. Power or natural gas?	_____	_____	✓	_____
b. Communications systems?	_____	_____	✓	_____
c. Local or regional water treatment or distribution facilities?	_____	_____	✓	_____
d. Sewer or septic tanks?	_____	_____	✓	_____
e. Storm water drainage?	_____	_____	✓	_____
f. Solid waste disposal?	_____	_____	✓	_____
g. Local or regional water supplies?	_____	_____	✓	_____
<b>XIII. AESTHETICS.</b> <i>Would the proposal:</i>				
a. Affect a scenic vista or scenic highway?	_____	_____	_____	✓
b. Have a demonstrable negative aesthetic effect?	_____	_____	✓	_____
c. Create light or glare?	_____	_____	✓	_____
<b>XIV. CULTURAL RESOURCES.</b> <i>Would the proposal:</i>				
a. Disturb paleontological resources?	_____	_____	_____	✓
b. Disturb archaeological resources?	_____	_____	_____	✓
c. Affect historical resources?	_____	_____	_____	✓
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	_____	✓
e. Restrict existing religious or sacred uses within the potential impact area?	_____	_____	_____	✓

<u>Issues and Supporting Information Sources</u>	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>XV. RECREATION. <i>Would the proposal:</i></b>				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?	_____	_____	✓	_____
b. Affect existing recreational opportunities?	_____	_____	_____	✓
<b>XVI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environmental, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community. Reduce the number of restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	_____	_____	✓	_____
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	_____	_____	_____	✓
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	_____	_____	✓	_____
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	✓	_____



## 2. ENVIRONMENTAL ANALYSIS

### 1. LAND USE AND PLANNING. *Would the proposal:*

- a. Conflict with any applicable land use plan, policy or regulation of the City, including the general plan, specific plan, or zoning code, adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less Than Significant Impact.** The Land Use Element of the City of Sierra Madre General Plan, adopted in 1996 designates the project site as Medium/High Density Residential, which allows for continued development of multiple family units in areas characterized by multiple family structures and ensures that new development is compatible in scale and character with existing development. According to Policy L18.2 of the Land Use Element, a Medium/High Density Residential designation allows for housing densities greater than 13 units per acre if the use is for congregated care or senior units. The proposed use and design is also consistent with policies related to common open space, the retention of existing mature specimen trees and the residential structures incorporating architectural design details and elements which provide visual character and interest.

The proposed land use is not, however consistent with the requirements of an R-3 zone. Although an R-3 zone permits multiple family dwelling units, the zoning allows a maximum building height is 35 feet or two stories above finish exterior grade, whichever is less. The adoption of the proposed Specific Plan would allow the buildings to be a maximum of three stories and 45 feet in height from street level grade to the highest point of the roof. From the rear of the site, the maximum four stories shall which includes the subterranean parking garage, shall be allow on the site.

The adoption of the project would allow the minimum floor area per dwelling unit to be 500 square feet for a one-bedroom unit and 750 square feet for a two-bedroom unit. The size of these units are lower than allowed by the current R-3 zoning ordinance which requires a minimum floor area of 650 square feet of a one-bedroom unit and 900 square feet for a two-bedroom unit. In addition, the maximum number of dwelling units permitted in the zoning ordinance is two units on 9,000 square feet with an additional 3,000 square feet for each additional unit. For density bonuses, the maximum number of dwelling units permitted is two units on 7,500 square feet and 2,500 square feet for each additional unit. The adoption of the Project would allow 46 units on 1.05 acres or 45,738 square feet – one unit per 1,000 square feet of lot size. In addition, the project will allow for the development of six units of multiple family housing. Further analysis of this issue is not recommended.

- b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?*

**No Impact.** As previously acknowledged, the proposed project is consistent with the City's General Plan, and therefore, will not conflict with the environmental analysis nor the mitigation measures identified in the General Plan EIR. Further analysis of this issue is not recommended.

c. *Be incompatible with existing land use in the vicinity?*

**Less Than Significant Impact.** The land uses surrounding the project site include single-family and multiple-family residential uses. As a residential project, it is compatible with the surrounding residential uses. Further analysis of this issue is not recommended.

d. *Affected agricultural resources or operations (e.g., impacts to soils or farmland, or impacts from incompatible land uses)?*

**No Impact.** No agricultural resources or operations occur on the project site or in the immediate vicinity of the site; therefore, development of the project as proposed, will not impact either agricultural resources or operations. Further analysis of this issue is not recommended.

e. *Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

**Less Than Significant Impact.** Project implementation will require the demolition of the six existing residential units on the site; however, the proposed development of the site is also for residential use that is designed to reflect the surrounding neighborhood and community. Therefore, the proposed use will not disrupt or divide the physical arrangement of the community. Further analysis of this issue is not recommended.

II. **POPULATION AND HOUSING. *Would the proposal:***

a. *Cumulatively exceed official regional or local population projections?*

**Less Than Significant Impact.** Implementation of the project could result in a net increase of 46 housing units (52 new units minus 6 existing units) to the City of Sierra Madre. The Southern California Association of Governments (SCAG) 2001 RTP projects show the City of Sierra Madre increasing in population from 11,548 in the year 2000 to 11,864 in 2005, an increase of 316 residents. The implementation of the project would add an additional 46 senior housing units and six multiple family housing for a total of 52 units. Assuming 1.5 persons per one-bedroom units and two persons per two-bedroom unit the potential gain in population resulting from the project could be 80 residents. Subtracting the estimated 15 residents in the six existing units (assumed 2.5 person per unit) the net increase would be 65 people. The increase in population from the project would represent approximately 20 percent of the projected population growth during the five-year period. Assuming that some of the senior housing residents currently reside in the City of Sierra Madres, the actual net increase in population would be even smaller. Additionally, SCAG's Regional Housing Needs Assessment (RHNA) determined that 89 new housing units were required in the City of Sierra Madre to meet its "fair share" of the regional housing needs between 1998 and 2005. Of the 89 new units, 45 units included very low-, low- and moderate-income units. The net increase of 42 units would account for almost one-half of the SCAG RHNA housing goal by 2005. This is a beneficial housing impact. Further analysis of this issue is not recommended.

- b. *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*

**No Impact.** The project site is located in an urbanized area comprised primarily of residential uses. There is very little vacant land available in the immediate vicinity of the project site for future development. All necessary infrastructure, such as roads and sewer, water, electricity and natural gas distribution lines, already exists on the project site and its vicinity. Therefore, the project will not induce additional growth directly or indirectly to the area. Further analysis of this issue is not recommended.

- c. *Displaces existing housing, especially affordable housing?*

**Less Than Significant Impact.** The six existing housing units will be demolished and the Agency will provide relocation assistance to the existing residents of the units. The Los Angeles County Community Development Commission is processing the Relocation Plan pursuant to and in compliance with the California Relocation Assistance Law (California Government Code Section 7280 et seq.). Further analysis of this issue is not recommended.

### III. **GEOLOGIC PROBLEMS.** *Would the proposal result in or expose people to potential impacts involving:*

- a. *Fault ruptures?*

**Less Than Significant Impact.** Southern California is a seismically active region with numerous active and potentially active faults. The nearest active fault relative to the City is the Sierra Madre Fault that traverses the foothills in an east-west direction. As stated in the General Plan EIR, the Clamshell Sawpit Fault (a part of the Sierra Madre Fault system) is located approximately 1.5 miles northeast of the City. In addition, other active faults in proximity to the City are the Raymond Hill, San Andreas, Newport-Inglewood, Malibu, San Gabriel, Whittier and Verdugo Faults. Although the Sierra Madre and the Raymond Hill Faults are in the vicinity of the project site, no known active or potentially active fault traverses the project site. The project site also is not within an Alquist-Priolo Special Studies Zone. Thus, the residents of the Sierra Madre Senior Citizen Housing Project are at no greater risk to seismic activity and its effects than anywhere else in the City. The mitigation measures related to seismic activity that are identified in the General Plan EIR are sufficient to reduce and potential adverse impact to less than significant levels. Further analysis of this issue is not recommended.

- b. *Seismic ground shaking?*

**Less Than Significant Impact.** Refer to the previous response to Section III(a). Further analysis of this issue is not recommended.

- c. *Seismic ground failure, including liquefaction?*

**Less Than Significant Impact.** According to the official State Seismic Hazard Zones map (Mount Wilson Quadrangle) prepared by the California Department of Conservation, Division of Mines and Geology and released in March 1999, the project site is not located within an identified liquefaction zone. In addition, the project site does not lie within an area

where historic occurrence of liquefaction, or local geological, geotechnical or groundwater conditions indicate a potential for permanent ground displacements. Therefore, no mitigations as defined in Public Resources Code Section 2693(c) would be required. Furthermore, the geotechnical investigation prepared by R. T. Frankian & Associates in July 2001 did not encounter groundwater within the maximum depth of the four test borings that were conducted for the project site<sup>1</sup>. Each boring was approximately 24 inches in diameter that were carried to depths between 14 and 31 feet below present grade. The full report is included in this Initial Study as Exhibit B. Further analysis of this issue is not recommended.

*d. Seiche, tsunami, or volcanic hazard?*

**No Impact.** The absence of large bodies of water in the area and the distance of approximately 28 miles from the project site to the coastline, eliminates the potential hazards to people and structures in the project site from seiche and tsunamis. Furthermore, there are no known active or dormant volcanoes in the vicinity of the project site. Further analysis of this issue is not recommended.

*e. Landslides or mudflows?*

**Less Than Significant Impact.** The terrain at the project site slopes gently downward toward the southeast, with a maximum elevation difference of approximately 15 feet over a distance of approximately 250 feet from the existing street level on Esperanza Avenue. Therefore the potential for landslides and mudflows are minimal. In addition, there are also no significant topographic features that could potentially affect the project site or proposed structures. Furthermore, according to the State Seismic Hazard Zones map (Mount Wilson Quadrangle) prepared by the California Department of Conservation, Division of Mines and Geology, the project site is not located within an identified landslide zone. Further analysis of this issue is not recommended.

*f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?*

**Less Than Significant Impact.** Grading will be necessary on the project site to accommodate the proposed housing structures and associated parking facilities. As standard City procedure, grading and excavation activities will require the preparation of grading plans for review and approval by the City Engineer before preconstruction activity can commence. These plans are intended to ensure that the grading will be completed to current engineering standards, that excess dirt will be properly disposed of, and that proper drainage is provided. As such, the project and its various components will be subject to both standard building and grading requirements. In addition, the geotechnical report prepared by R. T. Frankian & Associates (2001) recommended numerous measures for excavation, open cuts, shoring, cantilever piles, timber shoring, backfill and retaining walls. The report also recommended that any imported fill soils should be non-expansive and of a sandy character and that no organic or decomposable material should be used for fill or solid material exceeding six inches in maximum dimension. These recommendations will be included as

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<sup>1</sup> R. T. Frankian & Associates, Report of Geotechnical Investigation, Proposed Senior Citizen Center 70-86 Esperanza Avenue, Sierra Madre, California, July 31, 2001. Report prepared for the Foundation For Quality Housing Opportunities, Inc.

part of the project and will be implemented during the construction phase of the project. Further analysis of this issue is not recommended.

*g. Subsidence of the land?*

**Less Than Significant Impact.** Refer to previous response to section III(f). Further analysis of this issue is not recommended.

*h. Expansive soils?*

**No Impact.** The geotechnical investigation report prepared by R. T. Frankian & Associates indicates that the soils on the project site are considered to be essentially non-expansive, and no special precautions for expansive soils need to be considered in design of footings and floor slabs. Further analysis of this issue is not recommended.

*i. Unique geologic or physical features?*

**No Impact.** There are no unique geological or physical features that exist on the project site. Further analysis of this issue is not recommended.

**IV. WATER. Would the proposal result in:**

*a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?*

**Less Than Significant Impact.** The project site is currently developed with four single-family dwelling units, each with landscaping. Although the proposed project may appear relatively flat, there is a decline in the topography of approximately 15 feet from Esperanza Avenue to the back of the site which is a distance of approximately 250 feet. Thus, stormwater runoff drains north to south.

The development of the project will increase the amount of impermeable surface area from buildings, paved walkways and driveways; however, the project's development guidelines require a minimum of 15 percent of the site dedicated for landscaping. In addition to providing aesthetic qualities to the project, landscaping will create areas where stormwater will be able to percolate into the groundwater basin.

As with all significant development projects, a hydrology study and grading plans will be prepared and submitted to the City Engineer for review and approval. These plans will ensure that the site will be properly compacted and that drainage impacts will be minimal. To further ensure that downstream properties are unaffected by stormwater runoff, the project will include a sump pump system to pump drainage water from the rear of the property up to Esperanza Avenue, which will then flow into the existing stormwater drainage system on Baldwin Avenue. Further analysis of this issue is not recommended.

*b. Exposure of people or property to water related hazards such as flooding?*

**Less Than Significant Impact.** Although areas along the foothills within the City are considered special risk for flooding, other areas within the City, including the project site, may be exposed to minor flooding. According to the Phase I Environmental Site Assessment for the site by Earth Tech, Inc. in July 2001 and the FEMA Map 0650590000A,



the project site is located within a 500-year flood zone. The full report is included in this Initial Study as Exhibit C. All stormwater runoff channeled from the mouths of canyons in the northern part of the City have generally been controlled by two dams, seven debris basins and flood control channels. Further analysis of this issue is not recommended.

*c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?*

**Less Than Significant Impact.** There are no bodies of water in the immediate vicinity of the project site. However, grading and construction equipment used during the construction phase of a project could leak or spill petroleum products into the storm drains. In addition, landscaping maintenance could potentially cause the release of chemicals, pesticides, and other pollutants into the drainage system. However, construction and operation activities would be governed by permits and plans specifically designed to protect the quality of water resources. First, the City will ensure that potential impact related to stormwater discharge and water quality will be minimized through the development review process established by the City. Second, the applicant will be required to demonstrate compliance with the applicable standards of the National Pollution Discharge Elimination System (NPDES) permit, including the use of Best Management Practices related to the construction and operational aspects of the project prior to the issuance of grading and/or building permits. Further analysis of this issue is not recommended.

*d. Changes in the amount of surface water in any water body?*

**Less Than Significant Impact.** Development of the project site will result in changes in the amount of impermeable surface area of the project area, and hence, increase the surface water runoff. However, surface runoff from the project site will be released into the existing local drainage system and not directly into any local water bodies. Further analysis of this issue is not recommended.

*e. Changes in currents, or the course or direction of water movements?*

**No Impact.** The project site does not include any rivers or streams. The nearest river or stream in the vicinity of the project site is the concrete-lined Arcadia Wash flood control channel located approximately one-third mile to the south. Therefore, the course or direction of water movement in the channel will not be affected. Further analysis of this issue is not recommended.

*f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of ground water?*

**Less Than Significant Impact.** The project site lies in the East Raymond Groundwater Basin. Implementation of the project may increase the amount of impermeable surface area of the project site. However, portions of the project site is dedicated for landscaping which will allow stormwater to percolate into the East Raymond Groundwater Basin. The scale of the project and the landscaping of the site will minimize the groundwater impacts associated with the project. Furthermore, the project will neither result in any withdrawals of groundwater nor the interception of an existing aquifer. Further analysis of this issue is not recommended.

*g. Altered direction or rate of flow of groundwater?*

**No Impact.** Any future development according to the proposed Specific Plan will require excavating a portion of the project site for subterranean parking to a depth of 15 feet below the ground surface of Esperanza Avenue. According to the geotechnical investigation report for the proposed project, groundwater was not encountered within the maximum boring depth of 31 feet below the project site's existing ground surface. Therefore, the project will not result in the alteration of either the direction or rate of groundwater flows. Further analysis of this issue is not recommended.

*h. Impacts to groundwater quality?*

**Less Than Significant Impact.** Construction activity will not require excavation to a depth that would disturb or extract the groundwater from the groundwater basin. In addition, the project will not include the use of underground fuel or storage tanks, thus eliminating the risk of potential leaks into the groundwater. Furthermore, most of the water runoff will be released directly into the existing drainage system, rather than entering the groundwater basin. To ensure that the water quality impacts are minimized, the Best Management Practices will be used onsite to control predictable pollutant runoff. Further analysis of this issue is not recommended.

*i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?*

**Less Than Significant Impact.** The project will not impact the groundwater supply nor substantially increase the demand for domestic water. Also refer to response to Section XII(c). Further analysis of this issue is not recommended.

**V. AIR QUALITY.** Would the proposal:

*a. Violate any air quality standard or contribute to an existing or projected air quality violation?*

**Less Than Significant Impact.** Air quality impact associated with the demolition, construction and operation of the project will not exceed the South Coast Air Quality Management District (SCAQMD) threshold of potential significance. The SCAQMD's CEQA Air Quality Handbook (April 1993) established significance thresholds for projects by various land uses<sup>2</sup>. According to Table 6-2, Screening Table for Operation – Daily Thresholds of Potential Significance for Air Quality, a retirement community project with 612 or more units is considered to have potentially significant air quality impacts. Although the project land use does not precisely match the CEQA Air Quality Handbook's land use categories, the 52-unit Sierra Madre Senior Housing Specific Plan falls below the significance thresholds for air quality impact.

Construction activities associated with the project will also have potential air quality impacts. According to the CEQA Air Quality Handbook's Table 6-2, Screening Table for Construction – Quarterly Thresholds of Potential Significance for Air Quality, construction

<sup>2</sup> South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993

activity on apartment projects greater than 1.41 million square feet of gross floor area (GFA) is considered to have potentially significant air quality impacts. In addition, grading activity on land greater than 177 acres is also considered potentially significant. The senior housing project, falls well below the significance threshold for air quality in terms of gross floor areas. In addition, grading activity on the 1.4-acre project site also falls below the CEQA Air Quality Handbook's threshold for significance. Further analysis of this issue is not recommended.

**b. *Expose sensitive receptors to pollutants?***

**Less Than Significant Impact.** According to the CEQA Air Quality Handbook, a sensitive receptor is defined as populations such as children, athletes, and elderly and sick persons that are more susceptible to the effects of air pollution than the population at large. The land uses in the vicinity of the project site are primarily residential and may include children and the elderly; however, as stated in the previous Section V(a) air quality impacts from the construction and operation of the project would not be considered significant. Any exposure to air pollution during the construction period would be temporary. No significant impacts to sensitive receptors are anticipated. Further analysis of this issue is not recommended.

**c. *Alter air movement, moisture, or temperature, or cause any change in climate?***

**No Impact.** Development according to the proposed size, density, configuration, location and design guidelines of the project will not alter the local meteorology. Further analysis of this issue is not recommended.

**d. *Create objectionable odors?***

**Less Than Significant Impact.** Odors emitted with the implementation of the project would be limited to construction-related activities. Although construction equipment is anticipated to produce diesel exhaust odor, the temporary nature of the construction phase of the project and the scale of the construction activity would not emit significant levels of odor in the project site and the surrounding area. Further analysis of this issue is not recommended.

**VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:***

**a. *Increased vehicle trips or traffic congestion?***

**Less Than Significant Impact.** Esperanza Avenue is a two-lane residential collector street that provides the main access to the project site. The existing volume/capacity (V/C) ratio for this street is estimated at less than 0.60. Other main streets in the vicinity of the project site include Baldwin Avenue which is a two-lane collector street and Sierra Madre Boulevard which is also a two-lane collector street. Baldwin Avenue has a capacity of 15,000 vehicles per day. The existing volume on the segment of Baldwin Avenue between Sierra Madre Boulevard and Orange Grove Avenue is approximately 7,600 vehicles per day, resulting in a V/C ratio of 0.51. Sierra Madre Boulevard also has a capacity of 15,000 vehicles per day and existing volumes on the street between Baldwin Avenue and Michillinda Avenue are approximately 7,700 vehicles per day, resulting in a V/C ratio of



0.51. In addition, regional access to the City is via the I-210 Freeway, which has on- and off-ramps at Baldwin Avenue, is located approximately one mile south of the project site.

According to the traffic study prepared for the project by Rafiq and Associates, Inc. in February 2002, the proposed project could generate an additional 224 trips per day. The traffic study is included in this Initial Study as Exhibit D. The City of Sierra Madre's Transportation and Circulation of the General Plan identifies a volume to capacity of 0.90 as the "significance threshold" for roadways. To evaluate the worst-case scenario, the trips noted in the table below were assigned (100% to each of the two roadways in the vicinity of the project). The projected trips generated by the proposed project were added to the existing traffic volumes. The resulting ADT project traffic volume is 7,824 vehicles per day on Baldwin Avenue. The V/C ratio for Baldwin Avenue changes from 0.51 to 0.52. For Sierra Madre Boulevard the resultant ADT is 7,924 vehicles per day. The V/C ratio for Sierra Madre Boulevard changes from 0.52 to 0.53.

The traffic study also concludes that the proposed project will have not significant impact on the surrounding roadway network in either the existing conditions or the General Plan Buildout Effective Housing Capacity scenario.

#### PROJECT-GENERATED VEHICLE TRIPS

	ADT	AM Peak Hour	PM Peak Hour
Proposed 46 Senior Units	184	15	22
Proposed 6 Multiple Family Units	40	3	4
Project Total	224	18	26

Source: Rafiq & Associates, Inc., Traffic Study and Parking Analysis for the Sierra Madre Senior Housing Project, May 2002

Development of the proposed project is projected to have no significant impact on the existing or General Plan buildout (assuming the Effective Housing Capacity scenario) levels of service of the roadway facilities in the vicinity of the project. Volume to capacity ratios are estimated to remain close to existing levels. Thus, the project helps the City meet Objective 1.1 of the General Plan, which states:

*"Provide and maintain the amount and types of roadways necessary for the movement of people and goods in the City."*

It also helps meet Policy 1.1 of the General Plan, which states:

*"Maintain the existing street classification system for the City of Sierra Madre."*

Further analysis of this issue is not recommended.

- b. *Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**No Impact.** The proposed project does not include any physical changes to the existing roadway and will not create any potential safety hazards. Further analysis of this issue is not recommended.

- c. *Inadequate emergency access or access to nearby uses?*

**Less Than Significant Impact.** The fire department serving the City has indicated that emergency access to the back portion of the project site should be provided. An existing easement from Esperanza Avenue is on the site will be utilized and improved to accommodate emergency trucks and equipment to access the rear portion of the project site. As part of the project, the easement will be improved and widen from the current ten feet to 20 feet. Further analysis of this issue is not recommended.

- d. *Insufficient parking capacity on-site or off-site?*

**Less Than Significant Impact.** The proposed project contains a total of 60 parking spaces (46 in the subterranean garage and 14 at the multiple family housing development). The Sierra Madre Senior Housing Traffic Study and Parking Analysis prepared by Rafiq and Associates, Inc., used a conservative parking rate to calculate parking demand for a project of this size. According to the parking analysis it was estimated to 60 parking space would be required, the same number of parking spaces proposed for this project.

The proposed project provides adequate parking entirely onsite, without depending on offsite parking. The project's provision of the projected parking demand entirely onsite helps the City meet Objective 4.1 of the General Plan, which states: "Maximize utilization of City parking spaces." Further analysis of this issue is not recommended.

- e. *Hazards or barriers for pedestrians or bicyclist?*

**Less Than Significant Impact.** The implementation of the proposed project will not create a hazard or barrier for pedestrians or bicyclist crossing the main entrance on Esperanza Avenue. The entrance to the senior housing site will be paved with material such as bricks to identify and alert pedestrian and bicyclist of potential vehicle traffic moving in and out of the project site. Furthermore, the bicycle path on Sierra Madre Boulevard located north of the project site will not be impacted by project. Further analysis of this issue is not recommended.

- f. *Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

**No Impact.** The project will not impact the bicycle path on Sierra Madre Boulevard located north of the project site. As shown in the traffic study, project-generated vehicle traffic will be minimal on Sierra Madre Boulevard. Further analysis of this issue is not recommended.

- g. *Rail, waterborne or air traffic impacts?*

**No Impact.** The project site is not located in the vicinity of waterborne or air transportation facilities. The nearest rail line to the project site which is currently under construction will be located less than two miles to the southwest. The proposed transit line which is an

extension of the "Gold Line" that is being constructed along the median of the I-210 Freeway. This line is scheduled for operation in 2003. The nearest airport to the project site is El Monte Airport which is located approximately five miles to the south in the City of El Monte. Further analysis of this issue is not recommended.

**VII. BIOLOGICAL RESOURCES.** *Would the proposal result in impacts to:*

*a. Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?*

**Less Than Significant Impact.** The project site is located in an urbanized environment; and plants that currently exist on the project site have been introduced for landscaping purposes. An arborist report was prepared for the project site in July 2001<sup>3</sup>. The full report is included as Exhibit E of this Initial Study. The arborist conducted an inventory of existing trees on the project site and documented his findings. According to the report, there are 34 trees on the site with a trunk diameter of four inches or larger at a point 48 inches above the soil. Four of the trees have been identified as Coast Live Oak (*Quercus agrifolia*) which is designated by the City's Tree Ordinance as Protected Trees. Only one of the four oak trees is considered an individually significant specimen -- a tree of outstanding size and form. This is the only tree that is recommended for preservation and relocation. The arborist recommends boxing the relocating the Protected Tree on the site. The relocation requires expert care and attention to certain proven methodology. Details of the relocation methodology is presented in the Arborist Report. The applicant of the senior housing development has agreed to the boxing and relocation of the existing Protected Tree and is included as part of the project.

In addition to the Coast Live Oaks, other trees on the project site include: California Pepper, Crape Myrtle, Avocado, Chinese Elm, Fruiting Peach, Apricot, Persimmon and Plum, Magnolia, Carolina Cherry, Citrus (Tangerine, Orange, Grapefruit) and Carrotwood.

At the multiple family housing site, there is a Sycamore tree that is also designated a protected tree by the City Tree Ordinance. The Specific Plan requires the tree to remain at its current location. The tree will not be disturbed.

There are no rare or threatened animals on the site given its urban location. Other than expected fauna such as small rodents, gophers, and insects that are common to a residential urban environment, no other wildlife is anticipated on the site. Further analysis of this issue is not recommended.

*b. Locally designated species (e.g., heritage trees)?*

**Less Than Significant Impact.** Refer to previous response to Section VII(a). Further analysis of this issue is not recommended.

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<sup>3</sup> Jim Borer, Certified Arborist #496, Arborist Report, 70-84 Esperanza Avenue, Sierra Madre, CA, prepared for the Foundation For Quality Housing Opportunities, Inc. on July 30, 2001.

c. *Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?*

**Less Than Significant Impact.** Refer to previous response to Section VII(a). Further analysis of this issue is not recommended.

d. *Wetland habitat (e.g., marsh, riparian, and vernal pool)?*

**No Impact.** The project site does not include wetlands. The nearest waterway is the concrete-lined Arcadia Wash, a flood control channel located approximately one-third mile to the south of the project site. Other channels include the East Branch Arcadia Wash and the Sierra Madre Wash located within one and one-half east of the site. Further analysis of this issue is not recommended.

e. *Wildlife dispersal or migration corridors?*

**No Impact.** The project site is located in an urbanized area and does not serve as a wildlife dispersal or migration corridor. Further analysis of this issue is not recommended.

**VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:***

a. *Conflict with adopted energy conservation plans?*

**No Impact.** The project will not have a significant impact on energy or natural resources, because all project remodeling and new construction will use common materials, and development will be subject to state building code requirements for energy conservation and Title 24 of the California Administrative Code relating to energy. Further analysis of this issue is not recommended.

b. *Use non-renewable resources in a wasteful and inefficient manner?*

**Less Than Significant Impact.** Implementation of the proposed project will not require significant amounts of energy resources. Currently, Southern California Edison and Southern California Gas Company provide electricity and natural gas service to the City, respectively. All development on the project site will adhere to all State and City energy-conservation regulations including efficient use of appliances, lighting, and heating, ventilation and cooling systems. Therefore, the project will not create uses that use non-renewable resources in a wasteful manner. Further analysis of this issue is not recommended.

c. *Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents to the State.*

**No Impact.** The project site is located in an urbanized area. No known or suspected mineral resources exist on the project site, and therefore, no significant loss of mineral resources of future value to the region or the State is anticipated. Further analysis of this issue is not recommended.

**IX HAZARDS.** *Would the proposal involve:*

- a. A risk of accidental explosion or release of hazardous substance (including, but not limited to: oil, pesticides, chemicals, or radiation)?*

**Less Than Significant Impact.** The project is a Specific Plan for senior citizen housing and multiple family rental housing which by the nature of the use will not require the transport, use or disposal of any explosive or hazardous materials. In addition, the project site is located at an acceptable distance from any operations involving explosives or flammable materials. Furthermore, the Phase I Environmental Assessment by Earth Tech, Inc. for the project site in July 2001 revealed no recognized environmental conditions, and in their professional opinion no further investigation of the site was necessary. The Phase I study is included in this Initial Study as Exhibit C. Development of the project site will require demolition of existing dwelling units on the project site. The Phase I assessment did not conduct interior investigation, however, if asbestos or other hazardous substance is found on the project site, the applicant shall obtain the services of a licensed contractor to properly remove and dispose of the materials. Further analysis of this issue is not recommended.

- b. Possible interference with an emergency response plan or emergency evacuation plan?*

**No Impact.** The City of Sierra Madre has addressed the issue of emergency preparedness with the implementation of the Multihazard Functional Emergency Operation Plan (MHFP). The MHFP responds to the extraordinary emergency situations associated with natural disasters, technological incidents, and natural security emergencies. As stated in the General Plan, the MHFP requires emergency planning, training of full time, auxiliary and reserve personnel in all City departments, public awareness and education and assuring the adequacy and availability of sufficient resources to cope with emergencies. The proposed project will have no adverse impact related to an emergency evacuation plan or response plan. Further analysis of this issue is not recommended.

- c. The creation of any health hazard or potential health hazards?*

**No Impact.** Refer to previous response to Section IX(a). Further analysis of this issue is not recommended.

- d. Exposure of people to existing sources of potential health hazards?*

**No Impact.** The Phase I Environmental Assessment for the project site was conducted in accordance with the ASTM's Standards on Environmental Site Assessments for Commercial Real Estate (ASTM E-1527). As part of the Phase I Environmental Assessment, a database search of government records of known or contaminated sites and sites which store, generate or use hazardous material did not find the project site on any list. The search did, however, reveal that one site located within one-half miles of the project site was on the California Leaking Underground Storage Tank (LUST) List which contains information pertaining to reported leaking underground storage tanks within the state of California. As stated in the Assessment, this site (Unocal station) is closed and appears unlikely to negatively impact the project site. In addition, the Phase I Assessment indicated that there were no visible evidence (fill caps, vent pipes, manholes) of underground storage tanks or clarifiers and no

registered underground storage tanks on file with the Sierra Madre Fire Department. Further analysis of this issue is not recommended.

*e. Increased fire hazard in area with flammable brush, grass, or trees?*

**No Impact.** The proposed project will include landscaping on the site which will be regularly maintained to prevent overgrowth or drying of grass, bushes and trees. Further analysis of this issue is not recommended.

**X. NOISE.** *Would the proposal result in:*

*a. Increase in existing noise levels?*

**Less Than Significant Impact.** Construction activities associated with the ground clearing, site preparation and on-site development may result in an increase of temporary ambient noise levels in the vicinity of the project site. However, noise impacts associated with the construction and operational phases of the project would be less than significant because: 1) the City's Noise Ordinance restricts noise levels from construction activities to no more than 85 dB(A) at any point outside the property plane, between the hours of 7:00 a.m. and 7:00 p.m. daily, except Sunday and holiday, between 10:00 a.m. and 6:00 p.m.; 2) the increase in vehicle trips would not significantly impact traffic on streets in the vicinity of the project site; 3) the nature of the activities conducted at the senior housing complex; and 4) the requirements set forth in the City Noise Ordinance and policies in the General Plan. Further analysis of this issue is not recommended.

*b. Exposure of people to severe noise levels?*

**Less Than Significant Impact.** Refer to previous response to Section X(a). Further analysis of this issue is not recommended.

**XI. PUBLIC SERVICES.** *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

*a. Fire protection?*

**Less Than Significant Impact.** Fire protection and emergency medical services to the City of Sierra Madre are provided by an all-volunteer fire department. The fire station is located at 242 W. Sierra Madre Boulevard which is located approximately one-quarter miles northwest of the project site. The Fire Department includes three engines, one truck and two rescue ambulances and a crew of 44 regular volunteers and six reservists. The response time for an emergency is 3-4 minutes. The City also has a mutual aid agreement with surrounding cities.

Development of the project site would increase the demand for emergency fire protection and emergency medical services. However, the development guidelines and safety standards and General Plan policies requiring smoke detection systems, fire protection and automatic sprinkler systems, as well as adequate water pressure and hydrants will reduce any potential



adverse impacts. In addition, the fire inspector shall review all new building plans. Further analysis of this issue is not recommended.

*b. Police protection?*

**Less Than Significant Impact.** Police protection services for the City of Sierra Madre are provided by the City's Police Department. The Department is open 24-hours a day. According to the General Plan, the ratio of police officers to population is 1.4 officers per 1,000 residents. Although the new construction of a 46-unit senior housing complex and the six multiple family housing units may require additional services at the site, the project will incorporate preventative measures and design features that will increase security on the site, such as on-site motion-activated lights, and security doors and gates to reduce the impact on police protection services to less than significant levels. Additionally, General Plan policies are focused on enhancing and expanding programs intended to educate residents on crime prevention and safety. Further analysis of this issue is not recommended.

*c. Schools?*

**Less Than Significant Impact.** The project site is located in Pasadena Unified School District. Implementation of the project will generate minimal number of additional school-age children from the six multiple family units and impacts on the enrollment capacity of the schools in the District will be minimal. Further analysis of this issue is not recommended.

*d. Maintenance of public facilities, including roads?*

**Less Than Significant Impact.** As the traffic study concluded, the project will generate an estimated 224 vehicle trips per day and will have no significant impact on the surrounding roadway network in either the existing or buildout conditions. Therefore, minimal maintenance will be required on existing roads. Further analysis of this issue is not recommended.

*e. Other governmental services?*

**Less Than Significant Impact.** As previously discussed in Section II(a), the proposed project could increase Sierra Madre's population by 65 people, and therefore, the demand for other governmental services is anticipated to be minimal. Further analysis of this issue is not recommended.

**XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies or substantial alterations to the following utilities?***

*a. Power or natural gas?*

**Less Than Significant Impact.** The Southern California Edison Company (SCE) provides electrical service to the City Sierra Madre. Although the existing project site is currently developed with dwelling units, additional utility lines will be required on the site to accommodate the increase in electrical energy consumption. There is sufficient energy capacity to accommodate the needs of the proposed project. The implementation of Title 24 of the California Administrative Code's energy conservation measures along with the building code and energy conservation measures will further minimize the potential energy impacts associated with the project.



The Southern California Gas Company provides natural gas service to the City of Sierra Madre. Similar to the impacts associated with electrical power, the project will require extending natural gas lines on the project site. In addition, natural gas used for stoves and heating water in the senior housing complex will result in a minor increase in natural gas consumption. However, the implementation of Title 24 and compliance with the building code and existing energy conservation programs recommended by the Gas Company will minimize any adverse energy impacts. Further analysis of this issue is not recommended.

*b. Communications systems?*

**Less Than Significant Impact.** Telephone service is currently provided to the project site by Pacific Bell. Although existing communication lines may be relocated as the project site is developed, no major upgrades or relocation of existing communication facilities will be required. Further analysis of this issue is not recommended.

*c. Local or regional water treatment or distribution facilities?*

**Less Than Significant Impact.** The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). Water provided to the City comes from local sources which are derived from wells and tunnel sources. There are four wells within the City which draw the water from the East Raymond Groundwater Basin. According to SMWD, the existing supply and distribution of water can accommodate the level of water demand from the project<sup>4</sup>. Further analysis of this issue is not recommended.

*d. Sewer or septic tanks?*

**Less Than Significant Impact.** Sewage generated from the project would be conveyed through local sewer lines. The City's local collector sewer lines currently connect to the main sewer trunks of the County Sanitation Districts of Los Angeles County that are located along Baldwin Avenue. The wastewater is conveyed to the Districts' San Jose Creek Water Reclamation Plant located in the City of Whittier and treated at the Joint Water Pollution Control Plant located in the City of Carson. The existing sewer lines and County treatment facilities are adequate to support the additional project-generated wastewater<sup>5</sup>. Further analysis of this issue is not recommended.

*e. Storm water drainage?*

**Less Than Significant Impact.** Development of the project site will increase the amount of paved surface area, which will result in an increase, although minimal, of storm water runoff. Water runoff will drain into the City's existing collection system which is adequate in capacity to meet the potential water runoff. In addition, to ensure that storm water runoff impacts are less than significant, the project shall adhere to applicable standards, policies and best management practices for storm water pollution prevention. Further analysis of this issue is not recommended.

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<sup>4</sup> Bruce Inman, Public Works Director, telephone communication, February 26, 2002

<sup>5</sup> Bruce Inman, February 26, 2002

*f. Solid waste disposal?*

**Less Than Significant Impact.** Waste Management, Inc. provides residential waste disposal service for the City. The waste is disposed at the Scholl Canyon Landfill located in the City of Glendale and operated by the County Sanitation Districts of Los Angeles County. Western Waste Industries provides construction material disposal service in the City of Sierra Madre. The collected solid waste is hauled to a local transfer station operated by Western Waste and disposed at the Nu-Way Live Oak Landfill, which is operated by Waste Management Inc. and located in the City of Irwindale, approximately seven miles from the project site. Nu-Way Live Oak Landfill has a permitted capacity of 14 million cubic yard, with approximately 7 million cubic yard of remaining capacity. According to Western Waste Industries, both the disposal service and the landfill will be able to accommodate the additional project-generated solid waste<sup>6</sup>. In addition, the existing and planned landfill facilities, when coupled with the City's adopted recycling policies, are anticipated to be adequate to accommodate solid waste demands of the City. Further analysis of this issue is not recommended.

*g. Local or regional water supplies?*

**Less Than Significant Impact.** Refer to previous response to section XII (c)

**XIII AESTHETICS.** *Would the proposal:*

*a. Affect a scenic vista or scenic highway?*

**No Impact.** The project site is not located adjacent to any scenic vistas or scenic highways. Further analysis of this issue is not recommended.

*b. Have a demonstrable negative aesthetic effect?*

**Less Than Significant Impact.** Although the project includes a 46-unit, three-story senior housing complex and a six-unit multiple family housing development, the exterior design and the landscaping of the site will not detract from the visual quality of the surrounding area. Trees will be planted throughout the site and will provide a buffer between the project and the adjacent residential properties. Further analysis of this issue is not recommended.

*b. Create light and glare?*

**Less Than Significant Impact.** The proposed project will introduce a light and glare source to the area. These lighting improvements will include exterior building mounted security lighting and for pedestrian walkways and interior lighting for the residential units. To ensure minimal light and glare impacts as a result of the project, the on-site lighting will be designed to avoid spillage on the adjacent properties. Additionally, all exterior materials used in the construction of the senior housing complex will not produce significant levels of glare to the surrounding properties. Additionally, the Specific Plan includes design and development standards and guidelines which require the use of materials and lighting

<sup>6</sup> Telephone conversation with Veronica Munoz, Customer Services Representative, Western Waste Industries, February 26, 2002

fixtures that reduce potential light and glare. Further analysis of this issue is not recommended.

**XIV. CULTURAL RESOURCES.** Would the proposal:

*a. Disturb paleontological resources?*

**No Impact.** The General Plan Update EIR indicates that no known paleontological resources have been recorded in the City. Further analysis of this issue is not recommended.

*b. Disturb archaeological resources?*

**No Impact.** No known archaeological resources have been documented in the City. Further analysis of this issue is not recommended.

*c. Affect historical resources?*

**No Impact.** The four existing residential units are not considered historical resources by the City. Further analysis of this issue is not recommended.

*d. Have the potential to cause a physical change which would affect unique ethnic cultural values?*

**No Impact.** The project site is currently developed with residential structures and the land within the project site has previously been graded and disrupted. Therefore the project site will not have the potential to affect unique ethnic or cultural values. Further analysis of this issue is not recommended.

*e. Restrict existing religious or sacred uses within the potential impact area?*

**No Impact.** Prior grading of the project site has eliminated any evidence of past uses. There is no indication of past religious or sacred use or any such cultural value associated with the project site. Further analysis of this issue is not recommended.

**XV. RECREATION.** Would the proposal:

*a. Increase the demand for neighborhood or regional parks or other recreational facilities?*

**Less Than Significant Impact.** The proposed project does not directly or indirectly impact any existing or future public or private parks or recreational facilities. The nearest parks to the project site include Memorial Park located at 200 W. Sierra Madre Boulevard and Kersting Court at Sierra Madre Boulevard and Baldwin Avenue in the City of Sierra Madre. The project may introduce 46 new senior housing units in the City; however, the Specific Plan includes gardens, courtyards, library and other facilities for seniors. In addition, the proposed six multiple family housing units will generate minimal demand for the City's parks and recreational facilities. Further analysis of this issue is not recommended.

*b. Affect existing recreational opportunities?*

**No Impact.** The project will not adversely affect the existing recreational opportunities in the City of Sierra Madre. The existing land use of the project site is residential. Further analysis of this issue is not recommended.

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE**

*a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community. Reduce the number of restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

**Less Than Significant Impact.** The project site is located in an urbanized area of the Los Angeles County and the City of Sierra Madre. The proposed uses of the project site are consistent with the land use designation in the City's Land Use Element. The project site is currently developed with four single-family dwelling units. Additionally, the surrounding land uses are primarily residential with commercial used located along Sierra Madre Boulevard located two blocks to the north of the project site. Since the site and its surrounding area is already developed with urban uses, the area does not support any special biological resources, which the exception of one Coast Live Oak tree and one Sycamore tree on the site. As discussed in Section VII (Biological Resources), the existing Coast Live Oak will be boxed and relocated on the site and the Sycamore tree will not be disturbed and will remain at its current location. There are no other significant impacts on biological resources or cultural resources.

*b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?*

**No Impact.** As discussed in the previous response in Section XVI(a), the proposed use is consistent with the land use designation in the Land Use Element of the City's General Plan. Therefore, the proposed project is consistent with the long-range goals reflected in the adopted Sierra Madre General Plan.

*c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

**Less Than Significant Impact.** The proposed project is consistent with the goals and policies of the Sierra Madre General Plan, as well as other regional plans and policies, such as the SCAG Regional Comprehensive Plan and Regional Transportation Plan. In both the local plan and the regional plans, environmental documents were prepared which assessed the impacts of population, housing and employment growth which incorporated the level growth associated with the development of the proposed project.

- d. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less Than Significant Impact.** As discussed in this Initial Study, development of the proposed project will have no impacts or less than significant impacts on all environmental issues.

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City of Sierra Madre

NOTICE OF INTENT TO ADOPT A NEGATIVE  
DECLARATION FOR THE SIERRA MADRE SENIOR  
HOUSING SPECIFIC PLAN

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TO: Responsible Agencies

FROM: City of Sierra Madre  
232 W. Sierra Madre Boulevard  
Sierra Madre, CA 91024

The City of Sierra Madre hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the staff has analyzed the request for:

PROJECT NAME: Sierra Madre Senior Housing Specific Plan

PROJECT LOCATION: 70, 78, 84, 86, 94 and 100 Esperanza Avenue, City of Sierra Madre, County of Los Angeles, California

PROJECT DESCRIPTION: The proposed Sierra Madre Senior Housing Specific Plan site encompasses 1.4 acres of land located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue in the City of Sierra Madre.

This Specific Plan shall permit the use of the site for 46 affordable senior housing units and six units of multiple-family rental housing. The senior housing component encompasses 1.05 acres and will include a 46-parking space subterranean garage, lounge area, mezzanine, administrative office, library, garden and courtyard. The six-unit multiple-family housing development encompasses 0.35 acres and will include 14 parking spaces and a 20-foot wide easement that will be use as a driveway and emergency access route to the rear of the Specific Plan site.

After reviewing the Initial Study the staff has determined that this project will not have a significant effect on the environment. Accordingly, a NEGATIVE DECLARATION has been prepared.

The City Council will hold a public hearing to consider the adoption of the Sierra Madre Senior Housing Specific Plan and Negative Declaration on July 15, 2002 starting at 6:30 p.m. at the Sierra Madre City Hall, Council Chamber, 232 W. Sierra Madre Boulevard, Sierra Madre, California.

Public comments on the Negative Declaration will be received by the City beginning on May 31, 2002 through June 20, 2002.

Copies of all relevant material, including the Specific Plan and the Negative Declaration and all documents referenced in the Negative Declaration, are available for public inspection at City Hall and at the Sierra Madre Public Library, 440 W. Sierra Madre Boulevard, Sierra Madre.

The project site is not on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5

Date: May 30, 2002

By: Kent E. Shurtland  
Director of Development Services